

An Bord Pleanála



## Board Direction

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Ref: PL29S.246364

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> July 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

### REASONS AND CONSIDERATIONS

While considered acceptable in principle the proposed development, involving works proximate to and within an Edwardian public house, designated a landmark building in the Rathmines draft Local Area Plan, constitutes an overdevelopment of this confined site; would result in accommodation of poor design and layout; would, having regard to its design, height and scale, detract from the character of the landmark structure; would seriously injure the amenities and character of the area and would be contrary to Section 17.10.5 relative to the sensitive retention and re-use of older buildings of the Dublin City Development Plan 2011-2017 and Section 5.9 relative to infill development and impact on the character of the area in the Planning Guidelines, Sustainable Residential Development in Urban Areas 2009. The PD, therefore, would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup> July 2016

G.J. Dennison